

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



January 9, 2014

Will Crew  
Building Official  
City of Livermore  
1052 South Livermore Avenue  
Livermore, CA 94550

RE: Ordinance #1985

Dear Mr. Crew:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on December 4, 2013.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink, reading "Enrique M. Rodriguez", is positioned above the printed name.

Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings



2013 DEC -01 P 2:44

CALIFORNIA BUILDING  
STANDARDS COMMISSION

December 2, 2013

Building Standards Commission  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

**RE: FILING OF LOCAL AMENDMENTS**

On behalf of the City of Livermore, and in accordance with Health & Safety Code Section 17958.7(a), I am submitting a copy of Livermore Ordinance 1985. This ordinance contains local amendment findings for the city's newly-adopted Building, Fire, Electrical, Mechanical, Plumbing, Residential and Green Building Standards Codes.

If you have any questions, please feel free contact me at (925) 960-4414 or [wacrew@cityoflivermore.net](mailto:wacrew@cityoflivermore.net).

Sincerely,

A handwritten signature in blue ink, appearing to read "Will Crew", written over a horizontal line.

Will Crew  
Building Official

ATTACHED: Ordinance 1985

## **THE CITY COUNCIL OF THE CITY OF LIVERMORE, CALIFORNIA**

**AN ORDINANCE REPEALING EXISTING AND ADOPTING NEW LIVERMORE MUNICIPAL CODE CHAPTERS, 15.02 (BUILDING CODE), 15.04 (PROPERTY MAINTENANCE CODE), 15.06 (FIRE CODE), 15.08 (ELECTRICAL CODE), 15.10 (MECHANICAL CODE), 15.12 (PLUMBING CODE), 15.14 (RESIDENTIAL CODE), 15.20 (DANGEROUS BUILDINGS CODE) AND 15.26 (GREEN BUILDING STANDARDS CODE), BY ADOPTING AND AMENDING THE 2012 EDITIONS OF THE INTERNATIONAL BUILDING, PROPERTY MAINTENANCE, FIRE, AND RESIDENTIAL CODES, THE 2012 EDITIONS OF THE UNIFORM MECHANICAL AND PLUMBING CODES, THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE, AND THE 2013 CALIFORNIA BUILDING STANDARDS CODE, AND THE LIVERMORE DANGEROUS BUILDINGS CODE, AS AMENDED TO MEET LOCAL CLIMATE, GEOGRAPHIC, AND TOPOGRAPHICAL CONDITIONS**

Health and Safety Code Sections 17958 and 17958.5 allow the City, by ordinance, to make modifications or changes to the State Building Standards Code and other regulations adopted pursuant to Health and Safety Code Section 17922.

Health and Safety Code Section 17958.5 requires that such changes be determined to be reasonably necessary because of local climate, geographical, or topographical conditions.

Health and Safety Code Section 17958.7 requires that the City, before making any modifications or changes pursuant to Health and Safety Code Sections 17958 and 17958.5, make an express finding that each such modification or change is needed.

Such findings must be made available as a public record and a copy thereof with each such modification or change shall be filed with the California Building Standards Commission.

The City Council hereby determines that the proposed ordinance establishes requirements greater than those set forth in the 2013 edition of the California Building Standards Code, Title 24 of the California Code of Regulations, as adopted by the City of Livermore and set forth in chapters 15.02, 15.06, 15.12, 15.14, and 15.26 of the Livermore Municipal Code.

The amendments of the 2012 International Building Code, the 2012 International Fire Code, the 2012 Uniform Plumbing Code, the 2012 International Residential Code and the 2013 California Green Building Standards Code are necessary to serve the public interest by reducing the risk to life and property of the citizens of Livermore because of the following conditions:

1. Average yearly rainfall for the City is approximately 16"-18". This rainfall normally occurs from October to April. During the summer months, there is generally no measurable precipitation. Temperatures for this dry period average

from 80° to 100° Fahrenheit and are frequently accompanied by light to gusty westerly winds. The City is surrounded by 2300 acres of grasslands, which, in conjunction with the dry and windy climatic conditions, create a hazardous situation that has led to extensive grass and brush fires in recent years. With more development extending from the urban core into these grass covered areas, wind driven fires could lead to severe consequences, as has been the case on several occasions in similar areas of the State. Therefore, additions to the Livermore Building and Fire Codes are necessary.

2. Uniquely for a city of its size, the City is bisected by several topographical features, including two major creeks (Arroyo Las Positas and Arroyo Mocho), one railroad line (Union Pacific) and Interstate 580. As a result, the City is divided into discrete districts, such as the Springtown area north of the freeway and the residential area southwest of the Arroyo Mocho. Traffic between these districts is channeled into several major thoroughfares which must cross the creeks, railroad tracks and freeway by means of bridges, overpasses or underpasses. Heavy traffic congestion on the City's major streets already acts as a barrier to timely response for fire equipment and emergency services. In the event of an accident or other emergency at one of the key points of intersection between a road and creek or freeway, sections of the City could become isolated or response time could be sufficiently slowed so as to increase the risk of substantial injury or damage. For example, a routine accident at Holmes Street bridge or First Street overpass would greatly reduce response times to the northeastern or southwestern portions of the City. With the inability of emergency services to guarantee rapid response to various sections of the City, it is necessary to mitigate this problem by requiring additional built-in automatic fire protection systems, which will provide for early detection and initial fire control until the arrival of the firefighting equipment and other emergency services.
3. The Livermore Valley is subject to ground tremors from large seismic events on the San Andreas, Hayward and Calaveras faults, the major active faults in the San Francisco Bay Area. In the Valley itself, and adjacent to the City of Livermore, is the active Greenville Fault. The largest recorded earthquake in this immediate area occurred on the San Andreas Fault on October 17, 1989, a 7.1 magnitude. The area also had a sequence of earthquakes on the Greenville Fault in January and February of 1980; these earthquakes had a magnitude of from 5.5 to 5.9 on the Richter Scale. The Mount Diablo thrust fault is also a potentially active fault in the northern end of the valley. Several smaller faults in or around the City include the Las Positas Fault, the Tesla Fault and the Livermore Fault. The U.S. Geological Survey (USGS) has identified a 70% probability of a major earthquake occurring in the region within the next 30 years. Recent earthquake damage studies, including the 1994 Northridge earthquake, have indicated the lack of adequate design and detailing as a contributing factor to damages that reduced the protection of the life-safety of building occupants.

The potential for earthquakes influences fire protection planning in several ways. First, a major seismic event would create a city-wide demand on fire

protection service which would be beyond the response capacity of the fire department. This potential problem can be mitigated by requiring initial fire control through the installation of automatic fire protection systems.

Second, the City is adjacent to the Lawrence Livermore National Laboratory and Sandia Laboratory; two facilities engaged in nuclear, energy and scientific research. Because of the presence at both sites of radioactive and other hazardous materials, the Fire Department's energy in the wake of an earthquake would have to be focused on stabilizing any problems at these facilities.

This also supports the need for other structures in the City to be capable of at least initial fire suppression capacity. Finally, as demonstrated above, structural damage to the overpass or bridges connecting the City's various areas would seriously delay emergency vehicle access to these areas.

4. Livermore is located in the Livermore Valley, which has local topographic conditions effecting air quality. The Livermore Valley is a sheltered inland valley near the eastern border of the Bay Area. The western side of the valley is bordered by hills of 1,000 to 1,500 feet in elevation with two gaps connecting the valley to the central Bay area, the Hayward Pass and Niles Canyon. The eastern side of the valley is also bordered by hills of 1,000 to 1,500 feet in elevation with one major passage to the San Joaquin Valley at the Altamont Pass and several secondary passages. To the north lie the Black Hills and Mt. Diablo. A northwest to southeast channel connects the Diablo Valley to the Livermore Valley. The south side of the Livermore Valley is bordered by mountains approximately 3,000 to 3,500 feet high. Maximum summer temperatures in the Livermore Valley range from the high-80s to the low-90s, with extremes in the 100s. Winter maximum temperatures range from the high-50s to the low-60s, while minimum temperatures range from the mid-to-high 30s, with extremes in the high teens and low-20s.

The Livermore Valley does have violations of federal and state air quality standards based on these local topographic conditions, as well as local climatic conditions. These local topographic and climatic conditions, combined with the local environmental condition as forth in the Climate Change Element of the Livermore General Plan (2009), adopted herein by this reference, are the basis for the amendments to the California Building Standards Code. These conditions contribute to the Bay Area's status as a "nonattainment area" under the federal Clean Air Act for ozone and particulate matter and therefore, these air quality considerations require additional Green Building measures as applicable, to improve indoor air quality, reduce energy usage, and decrease greenhouse gas emissions.

5. Due to the corrosive nature of the soil (on piping) within various areas of the city, section 609.3 of the 2012 International Plumbing Code is amended to prohibit the installation of water distribution piping under concrete floor slabs within buildings.

**NOW, THEREFORE,** for the above reasons, taken individually and cumulatively, the Council of the City of Livermore finds that there are building and fire hazards, as well as environmental considerations, peculiar to Livermore that require the increased fire protection, structural design and green building standards set forth in this Ordinance.

**THE CITY COUNCIL OF THE CITY OF LIVERMORE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The following chapters of the Livermore Municipal Code are repealed: 15.02 (Building Code), 15.04 (Property Maintenance Code), 15.06 (Fire Code), 15.08 (Electrical Code), 15.10 (Mechanical Code), 15.12 (Plumbing Code), 15.14 (Residential Code), 15.20 (Dangerous Buildings) and 15.26 (Green Building Standards Code).

**Section 2.** A new Chapter 15.02 (Building Code) of the Livermore Municipal Code is adopted to read as follows:

**Chapter 15.02  
BUILDING CODE**

**Sections:**

- 15.02.010 Title for Citation.
- 15.02.020 Documents adopted by reference.
- 15.02.030 Amendments to International Building Code.
- 15.02.040 CBC Chapter 1, Division II, Title Block amended – Title block.
- 15.02.050 CBC Chapter 1, Division II, Section 101 amended – General.
- 15.02.060 CBC Chapter 1, Division II, Section 103 amended – Building and Safety.
- 15.02.070 CBC Chapter 1, Division II, Section 105.2 amended – Work exempt from permit.
- 15.02.080 CBC Chapter 1, Division II, Section 106 amended – Floor and Roof Design Loads.
- 15.02.090 CBC Chapter 1, Division II, Section 109 amended – Fees.
- 15.02.100 CBC Chapter 1, Division II, Section 110.3.5 amended – Lath and gypsum board inspections.
- 15.02.110 CBC Chapter 1, Division II, Section 110.3.7 amended – Energy efficiency inspections.
- 15.02.120 CBC Sections 903 and 904 amended – Fire Protection Systems.
- 15.02.130 CBC Section 1505.1 amended – Fire Classification, Roof coverings.
- 15.02.150 CBC Section 1704.4 amended – Concrete Construction, exception 1.
- 15.02.160 CBC Section 1905.1.8 ACI 318, Section 22.10 amended.
- 15.02.170 Residential building permits issuance limitations.

**15.02.010 Title for citation.**

This chapter shall be known as the "Building Code," may be cited as such and will be referred to in this chapter as "this code."

**15.02.020 Documents adopted by reference.**

The International Building Code, 2012 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Code Council is hereby adopted, together with Chapter 1 Division II, Scope and Administration and Appendices Chapters C and J, except as set forth in this chapter.

**15.02.030 Amendments to International Building Code.**

The International Building Code (IBC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Building Code.

**15.02.040 CBC Chapter 1, Division II Scope and Administration amended – Title block.**

CBC Chapter 1, Division II, Titleblock shall be amended to read:

15.02.040 CBC Chapter 1, Division II Title Block shall be amended to read:

CHAPTER 1, DIVISION II

LIVERMORE BUILDING CODE ADMINISTRATIVE PROVISIONS

**15.02.050 CBC Chapter 1, Division II, Section 101 amended – General.**

CBC Chapter 1, Division II, Section 101 is amended to read:

SECTION 101  
GENERAL

101.1 Title. These regulations shall be known as the Livermore Building Code, hereinafter referred to as "this code."

101.2 Scope.

The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one-and two-family dwellings and multiple single-family dwelling (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the California Residential Code.

#### 101.2.1 Appendices.

Provisions in the appendices shall not apply unless specifically adopted.

#### 101.3 Intent.

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

#### 101.4 Referenced codes.

The other codes listed in Sections 101.4.1 through 101.4.9 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

##### 101.4.1 Electrical.

The provisions of the Livermore Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

##### 101.4.2 Gas.

The provisions of the Livermore Plumbing Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

##### 101.4.3 Mechanical.

The provisions of the Livermore Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

##### 101.4.4 Plumbing.

The provisions of the Livermore Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.



**101.4.5 Property maintenance.**

The provisions of the Livermore Property Maintenance and Building Codes shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

**101.4.6 Fire prevention.**

The provisions of the Livermore Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**101.4.7 Energy.**

The provisions of the California Energy Code, Title 24, part 6 shall apply to all matters governing the design and construction of buildings for energy efficiency.

**101.4.8 Residential buildings**

The provisions of the Livermore Residential Code, shall apply to all matters governing the design and construction of detached, one- and two-family dwellings, townhouses not more than three stories with separate means of egress, and structures accessory thereto.

**101.4.9 Green Building Standards**

The provisions of the Livermore Green Building Standards Code shall apply to all matters governing the "green building" related planning, design construction, operation, use and occupancy of newly constructed building or structure

**15.02.060 CBC Chapter 1, Division II, Section 103 amended – Building and Safety.**

CBC Chapter 1, Division II, Section 103 is amended to read:

**SECTION 103  
BUILDING AND SAFETY DIVISION**

**103.1 Creation of enforcement agency.**

The Building and Safety Division is hereby created and the official in charge thereof shall be known as the building official.

**103.2 Appointment.**

The building official shall be appointed by the city manager.

### 103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

### **15.02.070 CBC Chapter 1, Division II, Section 105.2 amended – Work exempt from permit.**

CBC Chapter 1, Division II, Section 105.2 is amended to read:

Delete all reference to Electrical, Gas, Mechanical, and Plumbing repairs, appliances and fixtures. These items are addressed in the Livermore Electrical, Mechanical and Plumbing Codes.

Delete section 105.2.2 - Repairs

### **15.02.080 CBC Chapter 1, Division II, Section 106 amended – Floor and Roof Design Loads.**

CBC Chapter 1, Division II, Section 106 is deleted.

### **15.02.090 CBC Chapter 1, Division II, Section 109 amended – Fees.**

CBC Chapter 1, Division II, Section 109 is amended to read:

Fees are to be set by resolution of the Livermore City Council.

All permit fees, development fees and other city fees, including, but not limited to, the tax on construction and traffic impact fees, may be waived for any permit issued for the repair of any structure as required by Chapter 15.64 (Unreinforced Masonry Building Hazard Reduction Program). Fees may be waived for reconstruction of any building removed in accordance with Chapter 15.64 when such building is replaced to replicate the structure to be removed.

### **15.02.100 CBC Chapter 1, Division II, Section 110.3.5 amended – Lath and gypsum board inspections.**

CBC Chapter 1, Division II, Section 110.3.5 is amended to read:

109.3.5 Lath and gypsum board inspection.

The Exception is deleted.

**15.02.110 CBC Chapter 1, Division II, Section 110.3.7 amended – Energy efficiency inspections.**

CBC Chapter 1, Division II, Section 110.3.7 is amended to read:

**110.3.7 Energy efficiency inspections.**

Inspections shall be made to determine compliance with Title 24, Part 6 and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

**15.02.120 CBC Sections 903 and 904 amended – Fire Protection Systems.**

Sections 903 and 904 are amended as amended in sections 903 and 904 of the Livermore Fire Code (LMC Chapter 15.06).

**15.02.130 CBC Section 1505.1 amended - Fire Classification, Roof coverings.**

Section 1505.1 is amended by adding the following paragraph:

Roof covering shall be fire retardant minimum Class B or higher for all building regardless of type of construction.

**15.02.150 CBC Section 1705.3 amended – Concrete Construction, exception 1.**

Section 1705.3, exception 1 is amended to read:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock, where the structural design of the footing is based on a specified compressive strength,  $f'_c$ , no greater than 2,500 pounds per square inch (psi) (17.2Mpa).

**15.02.160 CBC Section 1905.1.8. ACI 318, Section 22.10 amended.**

Section 1905.1.8 is amended to read:

1905.1.8 ACI 318, Section 22.10. Delete ACI Section 22.10 and replace with the following:

22.10 - Plain concrete in structures assigned to seismic design category C, D, E or F.

22.10.1 - Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- (a) Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.

Exception: In detached one and two-family dwellings three stories or less in height, the projection of the footing beyond the face of the supported member is permitted to exceed the footing thickness.

- (b) Plain concrete footing supporting walls are permitted, provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

Exception: In detached one and two-family dwellings three stores or less in height and constructed with stud bearing walls, plain concrete footings—with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

#### **15.02.170 Residential building permits issuance limitations.**

The following language is inserted in accordance with the provisions of a voter-approved initiative ordinance, dated April 11, 1972.

- A. The people of the city find and declare that it is in the best interest of the city, in order to protect the health, safety, and general welfare of the citizens of the city, to control residential building permits in the said city. Residential building permits include single-family residential, multiple residential, and trailer court building permits within the meaning of this code. Additionally, it is the purpose of this initiative measure to contribute to the solution of air pollution in the city.
- B. The specific reasons for the proposed petition are that the undersigned believe that the resulting impact from issuing residential building permits at the current rate results in the following problems mentioned below. Therefore, no further residential building permits are to be issued by the said city until satisfactory solutions, as determined in the standards set forth, exist to all the following problems:
  - 1. Educational facilities. No double sessions in the schools or overcrowded classrooms as determined by the California Education Code;
  - 2. Sewage. The sewage treatment facilities and capacities meet the standards set by the Regional Water Quality Control Board; and
  - 3. Water supply. No rationing of water with respect to human consumption or irrigation and adequate water reserves for fire protection are existing.

**Section 3.** A new Chapter 15.04 (Property Maintenance Code) of the Livermore Municipal Code is adopted to read as follows:

## **Chapter 15.04 PROPERTY MAINTENANCE CODE**

### **Sections:**

- 15.04.010 Title for citation.
- 15.04.020 Documents adopted by reference.
- 15.04.030 Amendments to the International Property Maintenance Code.
- 15.04.040 IPMC Chapter 1 amended.
- 15.04.050 IPMC Chapter 2 amended.
- 15.04.060 IPMC Chapter 3 amended.
- 15.04.070 IPMC Chapter 4 amended.
- 15.04.080 IPMC Chapter 5 amended.
- 15.04.090 IPMC Chapter 6 amended.

#### **15.04.010 Title for citation.**

This chapter shall be known as the "property maintenance code," may be cited as such and will be referred to in this chapter as "this code."

#### **15.04.020 Documents adopted by reference.**

The International Property Maintenance Code, 2012 Edition published by the International Code Council is hereby adopted. Where this chapter is inconsistent with state law then in that instance the provisions of the state law shall prevail.

#### **15.04.030 Amendments to International Property Maintenance Code.**

The International Property Maintenance Code (IPMC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter.

#### **15.04.040 IPMC Chapter 1 amended.**

Chapter 1 is amended as follows:

Sections 102.3, 102.7, 103, 107.6, 108.4, 108.5, 109.4, 109.5, 109.6, 110 & 111 are deleted.

Each reference to the International Fuel Gas and International Plumbing Codes is replaced by the California Plumbing Code. Each reference to the International Mechanical Code is replaced by the California Mechanical Code. Each reference to the International Zoning Code is replaced by the Livermore Development Code.

#### **15.04.050 IPMC Chapter 2 amended.**

Chapter 2 is amended as follows:

Each reference to the International Fuel Gas and International Plumbing Codes is replaced by the California Plumbing Code. Each reference to the International Mechanical Code is replaced by the California Mechanical Code. Each reference to the International Zoning Code is replaced by the Livermore Development Code.

**15.04.060 IPMC Chapter 3 amended.**

Chapter 3 is amended as follows:

Sections 302.4, 302.8, 304.14, 304.18, and 309 are deleted.

Section 303.2 is amended to read:

Every person in possession of land within the city, either as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a private or public swimming pool or spa, shall at all times maintain an enclosure and safety device in accordance with chapter 31B (public swimming pools) of the California Building Code, specifically Section 3109.4.4.

**15.04.070 IPMC Chapter 4 amended.**

Chapter 4 is amended as follows:

Sections 404.6 and 404.7 are deleted.

**15.04.080 IPMC Chapter 5 amended.**

Chapter 5 is amended as follows:

Each reference to the International Plumbing Code shall be replaced with the California Plumbing Code

Section 506.3 Grease interceptors amend to read:

Grease interceptors shall comply with section 1014 of the California Plumbing Code.

**15.04.090 IPMC Chapter 6 amended.**

Chapter 6 is amended as follows:

Each reference to the International Mechanical Code is replaced by the California Mechanical Code.

**Section 4.** A new Chapter 15.06 (Fire Code) of the Livermore Municipal Code is adopted to read as follows:

## **Chapter 15.06 FIRE CODE**

### **Sections:**

- 15.06.010 Title for citation.
- 15.06.020 Documents adopted by reference.
- 15.06.030 Amendments to the International Fire Code.
- 15.06.040 CFC Chapter 1, Division II, Table 105.6.8 amended – Permit Amounts for Compressed Gases.
- 15.06.050 CFC Chapter 1, Division II, Table 105.6.10 amended – Permit Amounts for Cryogenic Fluids.
- 15.06.060 CFC Chapter 1, Division II, Section 105.6.16 Item 3 amended – Flammable and combustible liquids.
- 15.06.070 CFC Chapter 1, Division II, Section 105.6.16 Item 12 added – Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.
- 15.06.080 CFC Chapter 1, Division II, Table 105.6.20 amended – Permit Amounts for Hazardous Materials.
- 15.06.090 CFC Chapter 1, Division II, Section 105.6.47 amended – Radioactive Materials.
- 15.06.100 CFC Chapter 1, Division II, Section 108 deleted – Board of Appeals.
- 15.06.110 CFC Chapter 1, Division II, Section 114 added – Unauthorized Discharges.
- 15.06.120 CFC Chapter 6, Section 605.11 added – Immersion Heaters.
- 15.06.130 CFC Section 903.2 amended – Automatic Sprinkler Systems
- 15.06.140 CFC Section 903.3.1.2 amended - NFPA 13R Sprinkler Systems.
- 15.06.150 CFC Section 1103.5 amended – Existing commercial or industrial buildings or structures.
- 15.06.160 CFC Section 5003.2.10 added – Biodiesel and methanol equipment
- 15.06.170 CFC Section 5003.5.2 added – Ventilation ducting
- 15.06.180 CFC Section 5003.5.3 added – H Occupancies.
- 15.06.190 CFC Section 5003.13 added – Automatic Filling of Tanks
- 15.06.200 CFC Section 5608.2 added – Prohibition of Fireworks
- 15.06.210 CFC Section 5608.3 added – Seizure of Fireworks
- 15.06.220 CFC Section 5704.2.7.5.8 amended - Exception.

### **15.06.010 Title for citation.**

This chapter shall be known as the "Fire Code," may be cited as such and will be referred to in this chapter as "this code."

**15.06.020 Documents adopted by reference.**

- A. The International Fire Code, 2012 Edition, as amended and set forth in the California Code of Regulations, Title 24, Part 9, published by the International Code Council is hereby adopted, together with Appendices D as amended, E (informational purposes), F, and H as amended except as set forth in this chapter.
- B. The International Fire Code (IFC) adopted by reference for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Fire Code.
- C. These regulations shall be known as the Livermore Fire Code, hereinafter referred to as "this code."
- D. Where there is a reference in the code to the "Fire Official," "Fire Code Official" or "Authority Having Jurisdiction," it shall mean the "Fire Chief" or in the absence of the Fire Chief, the Fire Marshal.

**15.06.030 Amendments to the International Fire Code.**

The International Fire Code (IFC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Fire Code.

**15.06.040 CFC Chapter 1, Division II, Table 105.6.8 amended – Permit Amounts for Compressed Gases.**

Table 105.6.8 is amended to read:

Type of Gas	Amount (cubic feet at NTP)
Corrosive	200
Flammable (except cryogenic fluids and LPG)	200
Highly Toxic	Any amount
Inert and Simple Asphyxiant	1000
Moderately Toxic	Any amount
Oxydizing (including oxygen)	200
Pyrophoric	Any amount
Toxic	Any amount
All other gases subject to HMBP reporting (per material)	200
Inert other than simple Asphyxiant	200



**15.06.050 CFC Chapter 1, Division II, Table 105.6.10 amended – Permit Amounts for Cryogenic Fluids.**

Table 105.6.10 is amended to read:

Type of Cryogenic Fluid	Cubic feet at NTP
Corrosive	Any Amount
Flammable	Any Amount
Inert	200
Oxidizing (including oxygen)	200
Physical or health hazard not indicated above	Any amount
All other materials subject to HMBP requirements (per material)	200

**15.06.060 CFC Chapter 1, Division II, Section 105.6.16 Item 3 amended – Flammable and combustible liquids.**

Section 105.6.16 Item 3 is amended to read:

3. To store, handle or use Class II or Class IIIA liquids in excess of 25 gallons except for fuel oil in the fuel tanks of portable equipment.

**15.06.070 CFC Chapter 1, Division II, Section 105.6.16 Item 12 added - Permit Amounts for Hazardous Materials, Flammable and Combustible Liquids and Gases at Residential Occupancies.**

Section 105.6.16 Item 12 is added to read:

12. Storage of flammable and combustible liquids and flammable gases at Group R occupancies are limited as follows:

1. Outside storage of flammable liquids (including gasoline) is limited to 30 gallons.
2. Outside storage of combustible liquids (including diesel and kerosene) is limited to 55 gallons.

Exception: Emergency generators used for life safety purposes.

3. Outside storage of compressed and liquefied flammable gas is limited to 15 gallons or 540 cubic feet.

Exceptions:

- a. Emergency generators used for life safety purposes.
  - b. Facility gas supply for occupancies not provided with natural gases services. Amounts over 1,000 gallons must be approved by the fire official.
4. Manufacture of Biodiesel and Methanol at Residential Occupancies. The manufacture of biodiesel and methanol is prohibited in Residential Occupancies and in U Occupancies associated with Residential Occupancies both inside and outside buildings.

**15.06.080 CFC Chapter 1, Division II, Table 105.6.20 amended – Permit Amounts for Hazardous Materials.**

Table 105.6.20 is amended to add:

Moderately toxic gas	20 cubic feet
Other materials subject to California Health and Safety Code Chapter 6.95 Hazardous Materials Business Plan requirements	55 gallons (liquids) 500 pounds (solids)
Irritants and Sensitizers	5000 pounds

**15.06.090 CFC Chapter 1, Division II, Section 105.6.47 Item 4 added- Radioactive Materials.**

Section 105.6.47 Item 4 is added to read:

4. Radioactive Materials. To store or handle more than one micro curie (37,000 Becquerel) of radioactive material not contained in a sealed source or more than 1 millicurie (37,000,000 Becquerel) of radioactive material in a sealed source or sources, or any amount of radioactive material for which a specific license from the Nuclear Regulatory Commission is required.

**15.06.100 CFC Chapter 1, Division II, Section 108 deleted - Board of Appeals.**

Section 108 is deleted.

**15.06.110 CFC Chapter 1, Division II, Section 114 added – Unauthorized Discharges.**

Section 114 is added to read:

Unauthorized Discharges. The Fire Department may charge fees to recover the cost of response to incidents involving the discharge or the threatened discharge of a hazardous (or suspected hazardous) material.

**15.06.120 CFC Section 605.12 added – Immersion Heaters.**

Section 605.12 is added to read:

605.12 All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

**15.06.130 CFC Section 903.2 amended – Automatic Sprinkler Systems**

Section 903.2 is amended to read:

Approved automatic fire extinguishing systems in new buildings and structures shall be as provided in all new occupancies and locations.

Exception: Group U occupancies that do not exceed 400 square feet of floor area.

**15.06.140 CFC Section 903.3.1.2 amended - NFPA 13R Sprinkler Systems.**

Section 903.3.1.3 is amended to read:

903.3.1.3 NFPA 13D sprinkler systems. Residential automatic sprinkler systems shall be installed in accordance with NFPA 13D in one and two-family dwellings.

In addition, the fire-sprinkler system shall be designed and sprinklers shall be installed in the following additional locations:

1. Attic shall be provided intermediate temperature-rated residential fire sprinklers for detection coverage and located at a spacing equivalent to 30 feet by 30 feet centers and maximum of 15 feet from outside walls.
2. Fire sprinklers shall be provided in garages. Fire sprinklers shall be intermediate rated, quick response, with a maximum coverage of 130 square feet per sprinkler.

**15.06.150 CFC Section 1103.5 amended – Existing commercial or industrial buildings or structures.**

1103.5 Existing commercial or industrial buildings or structures. An automatic fire sprinkler system shall be provided in existing commercial buildings in accordance with Section 1103.5.1, Section 1103.5.2 and as follows:

1. Additions to any commercial or industrial building creating a 50% or more increase of floor area, or an addition of any size creating a total area exceeding 8,000 square feet.

Exception: Additions not greater than 500 square feet in area to an existing non-fire sprinklered building providing accessory storage space or solely for the purpose of providing accessibility shall not be required to be provided with automatic fire sprinklers.

2. When a change in occupancy classification results in an increased fire hazard or risk to business operations or increased life safety hazard of the occupants.
3. Any detached or attached structure added to a parcel of land already containing automatic extinguishing system protected buildings.

**15.06.160 CFC Section 5003.2.10 added – Biodiesel and methanol equipment.**

Section 5003.2.10 is added to read:

5003.2.10 Biodiesel and methanol equipment. Biodiesel and methanol manufacturing/processing equipment shall be listed or approved. Such equipment shall at a minimum adequately address electrical system, materials of construction, ventilation, seismic and process control and shut-down safety issues.

**15.06.170 CFC Section 5003.5.2 added – Ventilation ducting.**

Section 5003.5.2 is added to read:

5003.5.2 Ventilation ducting. Product conveying ducts for venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

**15.06.180 CFC Section 5003.5.3 added – H Occupancies.**

Section 5003.5.3 is added to read:

5003.5.3 H Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

**15.06.190 CFC Section 5003.13 added – Automatic Filling of Tanks.**

Section 5003.13 is added to read:

5003.13 Automatic Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with approved overfill protection, that sends an alarm signal to a location that is normally occupied during normal business hours and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested in a manner acceptable to the fire code official on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Exception: Emergency generator tanks.

**15.06.200 CFC Section 5608.2 added – Prohibition of Fireworks.**

5608.2 Prohibition of Fireworks. It shall be unlawful for any person, corporation, or entity to possess, store, offer for sale, expose for sale, sell at retail or wholesale, use or explode any fireworks.

Exception: The use of fireworks as part of a professional display, operated by a California State licensed pyrotechnic operator as set forth in Section 5601.1

**15.06.210 CFC Section 5608.3 added – Seizure of Fireworks.**

5608.3 Seizure of Fireworks. The Fire Chief shall seize, take, remove or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored or held in violation of this article.

**15.06.220 CFC Section 5704.2.7.5.8 amended - Exception.**

Section 5704.2.7.5.8, Exception, is amended to read:

Exception: Outside aboveground tanks with a capacity of 100 gallons (378 L) or less.

**Section 5.** A new Chapter 15.08 (Electrical Code) of the Livermore Municipal Code is adopted to read as follows:

**Chapter 15.08  
ELECTRICAL CODE**

**Sections:**

- 15.08.010 Title for citation.
- 15.08.020 Documents adopted by reference.
- 15.08.030 Amendments to the National Electrical Code.
- 15.08.040 Connection to energy source – Conditions.

**15.08.010 Title for citation.**

This chapter shall be known as the "electrical code," may be cited as such and will be referred to in this chapter as "this code."

**15.08.020 Documents adopted by reference.**

The National Electrical Code, 2011 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the National Fire Protection Association is hereby adopted.

**15.08.030 Amendments to the National Electrical Code.**

The National Electrical Code adopted by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Electrical Code, Title 24 of the California Code of Regulations.

**15.08.040 Connection to energy source – Conditions.**

- A. It is unlawful for any person, firm or corporation to make connection from a source of electrical energy or to supply electrical service to any electrical wiring or equipment, for the installation of which a permit is required, unless authorized by the building official.
- B. When the electrical wiring and equipment is found to be in conformity with the provisions of this code, the building official shall indicate such approval by signing and dating the permit card and, if the building or premises containing the electrical installation has been approved by the building official for occupancy, the building official shall notify the serving electrical utility of such approval and shall authorize the connection of the installation to the source of supply.
- C. When a building has not been approved for occupancy, the building official may authorize temporary connection of approved electrical installation, or portions thereof, to a source of energy for purposes of testing equipment, providing light to facilitate completion of such building, or similar purposes, provided the owner has filed a statement with the building official certifying that the building will not be occupied for purposes other than doing work necessary to complete the building.

**Section 6.** A new Chapter 15.10 (Mechanical Code) of the Livermore Municipal Code is adopted to read as follows:

**Chapter 15.10  
MECHANICAL CODE**

**Sections:**

- 15.10.010 Title for citation.
- 15.10.020 Document adopted by reference.
- 15.10.030 Amendments to Uniform Mechanical Code
- 15.10.040 CMC Chapter 1, Division II Administration Section 108.0 deleted – Appeals Board.
- 15.10.050 CMC Chapter 1, Division II Administration Section 110.0 amended – Penalties.
- 15.10.060 CMC Chapter 1, Division II Administration Section 113.2 deleted – Retention of Plans
- 15.10.070 CMC Chapter 1, Division II Administration Section 114.0 amended – Fees.

**15.10.010 Title for citation.**

This chapter shall be known as the “mechanical code,” may be cited as such and will be referred to in this chapter as “this code.”

**15.10.020 Document adopted by reference.**

The Uniform Mechanical Code, 2012 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Association of Plumbing and Mechanical Officials together with Chapter 1 Division II, Administration is hereby adopted.

**15.10.030 Amendments to Uniform Mechanical Code.**

The Uniform Mechanical Code (UMC) adopted in this chapter by reference is amended by the following additions, deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Mechanical Code (CMC)

**15.10.040 CMC Chapter 1, Division II Administration Section 108.0 deleted – Appeal Board.**

Section 108.0 Board of Appeals is hereby deleted

**15.10.050 CMC Chapter 1, Division II Administration Section 110.0 amended – Penalties.**

Section 110.1 Penalties is amended to read:

Any person, firm, or corporation violating a provision of this code shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16, 1.20 and 1.24.

**15.10.060 CMC Chapter 1, Division II Administration Section 113.2 deleted – Retention of Plans.**

Section 113.2 Retention of Plans is hereby deleted

**15.10.070 CMC Chapter 1, Division II Administration Section 114.0 amended – Fees.**

Section 114.0 Fees is amended to read:

Fees are to be set by resolution of the Livermore City Council.

**Section 7.** A new Chapter 15.12 (Plumbing Code) of the Livermore Municipal Code is adopted to read as follows:

## **Chapter 15.12 PLUMBING CODE**

### **Sections:**

- 15.12.010 Title for citation.
- 15.12.020 Document adopted by reference.
- 15.12.030 Amendments to Uniform Plumbing Code.
- 15.12.040 CPC Chapter 1, Division II Administration Section 108.0 deleted – Appeals Board.
- 15.12.050 CPC Chapter 1, Division II Administration Section 110.0 amended – Penalties.
- 15.12.060 CPC Chapter 1, Division II Administration Section 113.2 deleted – Retention of Plans
- 15.12.070 CPC Chapter 1, Division II Administration Section 114.0 amended – Fees.
- 15.12.080 Disconnection.
- 15.12.090 CPC Section 609.3 amended - Water distribution piping installation.

### **15.12.010 Title for citation.**

This chapter shall be known as the "plumbing code," may be cited as such and will be referred to in this chapter as "this code."

### **15.12.020 Document adopted by reference.**

The Uniform Plumbing Code, 2012 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted, except as hereinafter amended in this chapter.

### **15.12.030 Amendments to Uniform Plumbing Code.**

The Uniform Plumbing Code (UPC) adopted herein by reference is hereby amended by the following additional deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the 2013 California Plumbing Code, (CPC) Title 24 of the California Code of Regulations.

### **15.12.040 CPC Chapter 1, Division II Administration Section 102.3 deleted – Appeal Board.**

Section 102.3 Board of Appeals is hereby deleted

### **15.12.050 CPC Chapter 1, Division II Administration Section 102.5 amended – Penalties.**

Section 102.5 Penalties is amended to read:



Any person, firm, or corporation violating a provision of this code shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16, 1.20 and 1.24.

**15.12.060 CPC Chapter 1, Division II Administration Section 103.3.1 deleted – Retention of Plans.**

Section 103.3.1 Retention of Plans is hereby deleted

**15.12.070 CPC Chapter 1, Division II Administration Section 103.4 amended – Fees.**

Section 103.4 Fees is amended to read:

Fees are to be set by resolution of the Livermore City Council.

**15.12.080 Disconnection.**

The building official is authorized to order discontinuance of utility service to any buildings or structure which has been declared by the building official to be unsafe to occupy. No person, firm or corporation shall reconnect or supply service to such building without first having received express authorization from the building official.

**15.12.090 CPC Section 609.3 amended - Under Concrete Slab.**

Section 609.3 is amended to read:

Water distribution systems shall not be installed under a concrete floor slab within a building.

**Section 8.** A new Chapter 15.14 (Residential Code) of the Livermore Municipal Code is adopted to read as follows:

**Chapter 15.14  
RESIDENTIAL CODE**

**Sections:**

- |           |  |
|-----------|--|
| 15.14.010 | Title for citation.  |
| 15.14.020 | Document adopted by reference.   |
| 15.14.030 | Amendments to International Residential Code.                          |
| 15.14.040 | CRC Chapter 1, Division II amended – Title block.                      |
| 15.14.050 | CRC Chapter 1, Division II, Section 101 amended – General.             |
| 15.14.060 | CRC Chapter 1, Division II, Section R102 amended - Applicability       |
| 15.14.070 | CRC Chapter 1, Division II, Section 103 amended – Building and Safety. |
| 15.14.080 | CRC Chapter 1, Division II, Section R105 amended - Permits.            |
| 15.14.090 | CRC Chapter 1, Division II, Section R107 Temporary Structures          |

- 15.14.100 CRC Chapter 1, Division II, Section R108 amended- Fees
- 15.14.110 CRC Chapter 1, Division II, Section R110 amended- Certificate of Occupancy
- 15.14.120 CRC Chapter 1, Division II, Section R112 deleted Board of Building Appeals
- 15.14.130 CRC Chapter 1, Division II, Section R113- amended Violations
- 15.14.140 CRC Chapter 1, Division II, Section R114 amended Stop Work Order
- 15.14.150 CRC Table R301.2(1) amended- Climatic and Geographic Design Criteria
- 15.14.160 CRC Section R403.1.3 amended – Seismic reinforcing.
- 15.14.170 CRC Section R902.1 amended - Roofing covering materials.

**15.14.010 Title for citation.**

This chapter shall be known as the "Residential Code," may be cited as such and will be referred to in this chapter as "this code."

**15.14.020 Documents adopted by reference.**

The International Residential Code, 2012 Edition, as amended and set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the International Code Council is hereby adopted together with Chapter 1 Division II, Administration.

**15.14.030 Amendments to International Residential Code.**

The International Residential Code adopted herein by reference is hereby amended by the following additional deletions and amendments thereto as set forth in this chapter. Reference numbers herein are taken from the California Residential Code (CRC), Title 24 of the California Code of Regulations.

**15.14.040 CRC Chapter 1, Division II amended – Title block.**

CRC Chapter 1, Division II, Title block shall be amended to read:

CHAPTER 1, DIVISION II

LIVERMORE RESIDENTIAL CODE ADMINISTRATIVE PROVISIONS

**15.14.050 CRC Chapter 1, Division II, Section 101 amended – General.**

CRC Chapter 1, Division II, Section 101 is amended to read:

SECTION 101  
GENERAL

R101.1 Title. These regulations shall be known as the "Residential Code", hereinafter referred to as "this code."

**15.14.060 CRC Chapter 1, Division II, Section R102 amended - Applicability**

Section R102.7 Existing Structures is amended to read:

The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Livermore Property Maintenance Code or the Livermore Fire Code, or as deemed necessary by the building official for the general safety and welfare of the occupants and the public.

**15.14.070 CRC Chapter 1, Division II, Section 103 amended – Building and Safety.**

CBC Chapter 1, Division II, Section 103 is amended to read:

**SECTION 103  
BUILDING AND SAFETY DIVISION**

**103.1 Creation of enforcement agency.**

The Building and Safety Division is hereby created and the official in charge thereof shall be known as the building official.

**103.2 Appointment.**

The building official shall be appointed by the city manager.

**103.3 Deputies.**

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

**15.14.080 CRC Chapter 1, Division II, Section R105 amended - Permits.**

R105.2 Work exempt from permits is amended to read:

Delete all reference to Electrical, Gas, Mechanical, and Plumbing repairs, appliances and fixtures. These items are addressed in the Livermore Electrical, Mechanical and Plumbing Codes.

Delete:

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however that if any concealed trap, drainpipe, water, soil. Waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement of valves, pipes or fixtures.

R105.2.1 Emergency repairs is deleted

R105.2.2 Repairs is deleted

**15.14.090 CRC Chapter 1, Division II, Section R107-deleted Temporary Structures**

R107 Temporary Structures is deleted

**15.14.100 CRC Chapter 1, Division II, Section R108 amended- Fees**

R108 Fees is amended to read:

Fees are to be set by resolution of the Livermore City Council.

**15.14.110 CRC Chapter 1, Division II, Section R110 amended- Certificate of Occupancy**

CRC Section R110.1 Use and Occupancy is amended to read:

Newly constructed one or two family dwellings shall not be used or occupied until the building official has issued a certificate of occupancy therefor provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

CRC Section R110.3 Certificate issued –amend to read:

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the building and safety division, the building official shall issue a certificate of occupancy.

**15.14.120 CRC Chapter 1, Division II, Section R112 deleted Board of Building Appeals**

R112 Board of Appeals is deleted

**15.14.130 CRC Chapter 1, Division II, Section R113- amended Violations**

R113.2 Notice of violation is deleted

R113.3 Prosecution of violation is deleted

R113.4 Violation penalties is amended to read:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16, 1.20 and 1.24.

#### **15.14.140 CRC Chapter 1, Division II, Section R114 Stop Work Order**

CRC Section R114.2 Unlawful continuance is amended to read:

Any person who shall continue work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties prescribed in the Livermore Municipal Code Chapters 1.16, 1.20 and 1.24.

#### **15.14.150 CRC Table R301.2(1) amended- Climatic and Geographic Design Criteria**

Table R301.2(1) is amended to read:

**TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAY MENT REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>a</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
0	85	No	D <sub>0</sub> , D <sub>1</sub> D <sub>2</sub>	Negligible	12 inches	Very Heavy	32°	no	See FIRM	2%	58.7

#### **15.14.160 CRC Section R403.1.3 amended – Seismic reinforcing.**

The first paragraph of Section R403.1.3 is amended to read:

**R403.1.3 Seismic Reinforcing.** Concrete footings located in Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, as established in Table R301.2(1), shall have minimum reinforcement of at least two continuous longitudinal reinforcing bars not smaller than No. 4 bars. Bottom reinforcement shall be located a minimum of 3 inches (76 mm) clear from the bottom of the footing.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet (1219 mm) on center. The vertical bar shall extend to 3 inches (76 mm) clear of the bottom of the footing and have a standard hook.

In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> masonry stem walls without solid grout and vertical reinforcing are not permitted.

Exception: In detached one- and two-family *dwelling*s which are three stories or less in height and constructed with stud bearing walls, plain concrete footings without longitudinal reinforcement supporting walls and isolated plain concrete footings supporting columns or pedestals are permitted.

**15.14.170 CRC Section R902.1 amended - Roofing covering materials.**

Section R902.1 is amended to read:

Roof coverings. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in Livermore. Roofing shall be tested and listed in accordance with UL790 or ASTM E 108.

**Section 9.** A new Chapter 15.20 (Dangerous Buildings) of the Livermore Municipal Code is adopted to read as follows:

**Chapter 15.20  
DANGEROUS BUILDINGS**

Sections:

- 15.20.010 Intent of provisions.
- 15.20.020 Buildings constitute public nuisance when.
- 15.20.030 Repair or abatement – Notice – Time limits.
- 15.20.040 Repair or abatement – Notice – Procedure.
- 15.20.050 Abatement proceedings – Second notice.
- 15.20.060 Abatement proceedings – Council hearing – Work performed by city when – Costs.
- 15.20.070 Contest of council determination.
- 15.20.080 Jurisdiction to abate – Conditions.
- 15.20.090 Demolition – Disposition of materials – Statement of expenses.
- 15.20.100 Expenses – Council hearing – Deemed lien when – Notice of lien.
- 15.20.110 Enforcement costs – Revolving fund created.

**15.20.010 Intent of provisions.**

It is the intention of the city council that this chapter is, and shall constitute and provide, the general lien procedure of the city in the abatement of all nuisances found to exist in the city, and particularly when buildings or structures are abated by the city pursuant to Chapter 1 Division II Section 116 of the California Building Code, as now or hereafter amended. (Ord. 1833 § 9, 2007; 1960 code § 6.18. Formerly 15.56.010)

**15.20.020 Buildings constitute public nuisance when.**

Any building or structure which has become unfit for human habitation or occupancy by reason of being unsafe, which is partially destroyed by fire, or which is dilapidated from old age, neglect, decay or other causes within the city, or which constitutes a fire

menace or is dangerous to human life or a likely resort for vagrants or dissolute persons, is declared to be a nuisance. (Ord. 1833 § 9, 2007; 1960 code § 6.19. Formerly 15.56.020)

**15.20.030 Repair or abatement – Notice – Time limits.**

A. The Building Official, after so determining a building or structure as a nuisance, as provided in LMC 15.20.020, shall notify the owner of such building or structure, and any mortgagee or beneficiary under any deed of trust, of record, in the manner hereinafter stated. The notice shall state the condition which renders the building or structure unfit for human habitation and shall order the correction or abatement thereof, either by demolition, closing or repair, within 30 days after the date of notice. If, in the opinion of the building official, such conditions can be corrected or abated by repair thereof, the notice shall state the repairs which will be required.

**15.20.040 Repair or abatement – Notice – Procedure.**

A. The notices required in LMC 15.20.030 shall be given in the following manner. The building official shall post conspicuously at least one copy of the notice on the building alleged to be unfit, and shall send another copy by registered mail, postage prepaid, return receipt requested, to the person owning the land on which the building is located, as such person's name and address appear on the last equalized assessment roll, or as known to the city clerk; and to any mortgagee or beneficiary under any deed of trust, of record, at the last known address of such mortgagee or beneficiary; and if such address is unknown to the building official, then such fact shall be stated in the copy so mailed and it shall be addressed to him at General Delivery, Livermore, California.

B. The building official, upon giving notice as aforesaid, shall file an affidavit thereof with the city clerk certifying to the time and the manner in which such notice was given. He shall also file therewith any receipt card which may have been returned to him in acknowledgment of the receipt of such notice by registered mail. The failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken hereunder. (Ord. 1833 § 9, 2007; 1960 code § 6.21. Formerly 15.56.040)

**15.20.050 Abatement proceedings – Second notice.**

A. If the city council determines to proceed with the abatement of such nuisance, as provided in this chapter, through proceedings instituted before its city council, it shall give a second notice in the same manner as set forth in LMC 15.20.040, directing the owner of such building to appear before the city council at a stated time and place and show cause why such building or structure should not be condemned as a nuisance and such nuisance abated as provided in this chapter, and a copy of such notice shall be mailed to each mortgagee or beneficiary under any deed of trust, of record, in the manner prescribed in LMC 15.20.040. Such notice shall be headed "Notice to Abate

Nuisance," in letters of not less than three-fourths of an inch in height, and shall be substantially in the following form:

Notice to Abate Nuisance

The owner of the building situated at \_\_\_\_\_ is hereby notified to appear before the City Council of the City of Livermore at its meeting to be held \_\_\_\_\_ 19\_\_, at \_\_\_\_\_ at the hour of \_\_\_\_ o'clock \_\_\_\_M., or as soon thereafter as he may be heard, and show cause, if any he has, why said building should not be condemned as a public nuisance and said nuisance be abated by reconstructing or properly repairing said building or by razing or removing same.

Dated: \_\_\_\_\_

City of Livermore.

By \_\_\_\_\_

Building Official

B. The building official giving such notice shall file an affidavit of posting and mailing in the manner required by LMC 15.20.040, but the failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken hereunder. (Ord. 1833 § 9, 2007; 1960 code § 6.22. Formerly 15.56.050)

**15.20.060 Abatement proceedings – Council hearing – Work performed by city when – Costs.**

A. At the time fixed in the notice set forth in LMC 15.20.050, the city council shall proceed to hear the testimony of the building official and the testimony of the owner or his representative, if present at such hearing, and other competent persons who may be present and desire to testify, respecting the condition of such building, the estimated cost of its reconstruction, repair or removal, and any other matter which the city council may deem pertinent thereto. Upon the completion of such hearing, the city council may, by resolution, declare its findings, and in the event that it so concludes, it may declare such building to be a nuisance and direct the owner to abate the same within 30 days after the date of posting on such premises a notice of passage of such resolution by having such building property reconstructed or repaired, or by having the same razed or removed, and notifying such owner that if such nuisance is not abated, such building will be razed or removed by the city and the expense thereof made a lien on the lot or parcel of land upon which the building is located.

B. At any time within 60 days after the passage of any resolution directing the abatement of a nuisance, the building official shall post a copy thereof conspicuously on



the building so declared to be a nuisance and shall mail another copy by registered mail, postage prepaid, return receipt requested, to the person owning the land upon which the building is located, as such person's name and address appear on the last equalized assessment roll or as known to the city clerk, and a copy of such notice shall be mailed to each mortgagee or beneficiary under any deed of trust, of record, at the last known address of such mortgagee or beneficiary, and if such address is unknown to the building official, then such fact shall be stated in such copy so mailed, and it shall be addressed to him at General Delivery, Livermore, California. The building official giving notice as aforesaid shall file an affidavit thereof in the manner provided for in LMC 15.20.040. The city council may grant any extension of time to abate such nuisance that it may deem justifiable upon good cause therefor being shown. (Ord. 1833 § 9, 2007; 1960 code § 6.23. Formerly 15.56.060)

**15.20.070 Contest of council determination.**

Any owner or other interested person having any objection or feeling aggrieved at any proceedings taken by the city council in ordering abatement of any nuisance must bring an action in a court of competent jurisdiction within 30 days after the date of posting on the premises a notice of the passage of the resolution declaring the nuisance to exist to contest the validity of any proceedings leading up to and including the adoption of the resolution; otherwise, all objections will be deemed to have been waived. (Ord. 1833 § 9, 2007; 1960 code § 6.24. Formerly 15.56.070)

**15.20.080 Jurisdiction to abate – Conditions.**

Thirty days after the posting of the copies of the resolution declaring any building a nuisance, the city council shall be deemed to have acquired jurisdiction to abate such nuisance by razing or removing the building, unless the nuisance is abated by the owner or other person interested within the 30-day period or any extension thereof granted by the city council as provided for herein. In the event that the nuisance is not abated within the time prescribed, the city council may thereupon raze and remove the building so declared to constitute a nuisance or have the same done under its direction and supervision. (Ord. 1833 § 9, 2007; 1960 code § 6.25. Formerly 15.56.080)

**15.20.090 Demolition – Disposition of materials – Statement of expenses.**

A. The building materials contained in such building so razed or removed shall be sold by the city council at public sale to the highest responsible bidder after not less than five days' notice of intended sale published at least once in a newspaper of general circulation published in the city, either before or after the building has been razed or removed, and any amount received from the sale of such building materials shall be deducted from the expense of razing or removing such building.

B. The building official shall keep an itemized account of the expenses involved in the razing or removal of any such building and shall deduct therefrom the amount received from the sale of the building materials. The building official shall cause to be posted

conspicuously on the property from which the building was razed or removed a statement verified by him showing the gross and net expenses of the razing or removing of such building, together with a notice of time and place when and where such statement shall be submitted to the city council for approval and confirmation, and at which time the city council shall consider any objections or protests, if any, which may be raised by any property owner liable to be assessed for the costs of such work and any other interested person. A copy of such statement and notice shall be mailed in the manner prescribed in LMC 15.20.040, and an affidavit of such posting and mailing shall be filed in the manner prescribed in such section. The time for submitting such statement to the city council for confirmation shall be not less than five days from the date of the posting and mailing of such statement and notice. (Ord. 1833 § 9, 2007; 1960 code § 6.26. Formerly 15.56.090)

**15.20.100 Expenses – Council hearing – Deemed lien when – Notice of lien.**

A. At the time fixed for the hearing of the statement of expense provided for in LMC 15.20.090, the city council shall consider the statement, together with any objections or protests which may be raised by any of the property owners liable to be assessed for the doing of the work and any other interested persons, and thereupon the city council may make such revision, correction or modification in the statement as it may deem just, after which, by motion, such report as submitted, or in the event any revisions, corrections or modifications have been ordered made by the city council, then such statement as revised, corrected or modified, shall be confirmed. The city council may adjourn such hearings from time to time, and its decisions on such statement and on all protests and objections which may be made shall be final and conclusive.

B. In the event that the cost of razing or removing the nuisance exceeds the proceeds received from the sale of any materials, then the amount of the net expenses of abating such nuisance, if not paid within five days after the decision of the city council on such statement, shall constitute a lien on the real property upon which the same was abated or removed, which lien shall continue until the amount thereof and interest thereon at the rate of six percent per year, computed from the date of confirmation of the statement until paid, shall have been paid, or until it is discharged of record. Such lien shall, for all purposes, be upon a parity with the lien of state, county and municipal taxes. In the event of nonpayment, the city council shall, at any time within 60 days after the decision of the city council on a statement, cause to be filed in the office of the Alameda County recorder, a certificate substantially in the following form:

## Notice of Lien

Pursuant to the authority vested in the undersigned by Ordinance No. \_\_\_\_\_ of the City of Livermore, the undersigned did on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, by action duly recorded in its official minutes as of said date, assess the cost of such abatement, less the amount received from the sale of any building materials, upon the real property hereinafter described, and the same has not been paid nor any part thereof, and the said City of Livermore does hereby claim a lien on said real property for the net expense of doing said work in the amount of \$\_\_\_\_\_, and the same shall be a lien upon said real property until said sum, with interest at the rate of six percent per annum, from the said \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_, has been paid in full and discharged of record.

The real property hereinabove mentioned, and upon which a lien is claimed, is that certain piece or parcel of land lying and being in the City of Livermore, County of Alameda, State of California, particularly described as follows, to wit:

Dated: \_\_\_\_\_

City of Livermore

By \_\_\_\_\_

Building Official

C. From and after the date of the recording of such notice of lien, all persons shall be deemed to have had notice of the contents thereof. The statute of limitations shall not run against the rights of the city to enforce the payment of such lien.

D. In the event that the amount received from the sale of materials exceeds the expense of razing or removing such building, then such excess shall be deposited with the city treasurer to the credit of the owner of such property, or to such other person legally entitled thereto, and such excess shall be payable to such owner or other person on demand and upon producing evidence of ownership satisfactory to the city treasurer. (Ord. 1833 § 9, 2007; 1960 code § 6.27. Formerly 15.56.100)

### **15.20.110 Enforcement costs – Revolving fund created.**

For the purpose of providing for the advancement of costs in the enforcement of this chapter, the city does hereby create a revolving fund from which may be paid the costs of enforcement of the provisions of this chapter, and into which fund must be paid the

receipts from the collection of costs or fines imposed in the enforcement thereof. (Ord. 1833 § 9, 2007; 1960 code § 6.28. Formerly 15.56.110)

**Section 10.** A new Chapter 15.26 (Green Buildings Standards Code) of the Livermore Municipal Code is adopted to read as follows:

**Chapter 15.26  
GREEN BUILDING STANDARDS CODE**

**Sections:**

- 15.26.010 Title for citation.
- 15.26.020 Document adopted by reference.
- 15.26.030 Amendments to California Green Building Standards Code.
- 15.26.040 GBSC Section 304.1.2 added – Alternate methods.
- 15.26.050 GBSC Section 4.106.1 amended – General.
- 15.26.060 GBSC Section 4.201.1 amended – Scope.
- 15.26.090 GBSC Section 5.201.1 amended – Scope.

**15.26.010 Title for citation.**

This chapter shall be known as the "Green Building Standards Code," may be cited as such and will be referred to in this chapter as "this code."

**15.26.020 Documents adopted by reference.**

The Green Building Standards Code, 2013 Edition, as set forth in the California Building Standards Code, Title 24 of the California Code of Regulations, published by the State of California is hereby adopted.

**15.26.030 Amendments to the Green Building Standards Code.**

The Green Building Standards Code adopted herein by reference is hereby amended by the following additional deletions and amendments thereto as set forth in this chapter.

**15.26.040 GBSC Section 304.1.2 added – Alternate methods.**

Section 304.1.2 is added to read:

Alternate Methods. As an alternative to achieving compliance with the Green Building Standards Code requirements, a project may instead achieve compliance through; (i) the United States Green Building Council's Leadership in Energy and Environmental Design (LEED), (ii) Build It Green's Green Point Rating System; or (iii) another recognized and approved third party green building standards and rating system.

Equivalency to the Green Building Standards Code shall be evaluated, detailed and certified by the design professional.

**15.26.050 GBSC Section 4.106.1 amended – General.**

Section 4.106.1 is amended to read:

General: Preservation and use of the available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section, and the provisions of the Stormwater Management and Control Program (Municipal Code chapter 13.45).

**15.26.060 GBSC Section 4.201.1 amended – Scope.**

Section 4.201.1 is amended to read:

Scope: For the purposes of mandatory energy efficiency standards in this code, all new structures must be designed such that the building exceeds the requirements of the California Building Energy Efficiency Standards by 15%. Documentation verifying this requirement has been met must be approved by the building official prior to permit issuance. This requirement is consistent with the Livermore Climate Action Plan adopted by the City Council November 2012.

**15.26.090 GBSC Section 5.201.1 amended – Scope.**

Section 5.201.1 is amended to read:

Scope: For the purposes of mandatory energy efficiency standards in this code, all new structures must be designed such that the building exceeds the requirements of the California Building Energy Efficiency Standards by 15%. Documentation verifying this requirement has been met must be approved by the Building Official prior to permit issuance. This requirement is consistent with the Livermore Climate Action Plan adopted by City Council November 2012.

**Section 11. Environmental.** The passage of this ordinance is not a project according to the definition in the California Environmental Quality Act, and, therefore, is not subject to the provisions requiring environmental review.

**Section 12. Severability.** If any part of this ordinance is declared invalid by a court, such invalidity shall not affect any of the remaining parts.

**Section 13. Publication.** This Ordinance or a comprehensive summary thereof shall be published once in a newspaper of general circulation in the city of Livermore within fifteen days after its adoption

**Section 14. Effective Date.** This ordinance shall take effect on January 1, 2014.

The foregoing ordinance was introduced at the meeting of the City Council of the City of Livermore held on October 28, 2013, by the following vote:

AYES: Councilmembers Horner, Turner, Woerner, Vice Mayor Gary, Mayor Marchand  
NOES: None  
ABSENT: None  
ABSTAIN: None

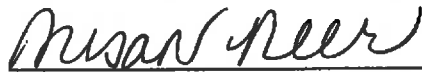
The ordinance was adopted at the regular meeting of the City Council held on November 25, 2013, by the following vote:

AYES: Councilmembers Horner, Turner, Woerner, Vice Mayor Gary, Mayor Marchand  
NOES: None  
ABSENT: None  
ABSTAIN: None

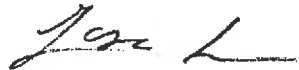
  
Mayor, City of Livermore

ATTEST:

APPROVED AS TO FORM:



Susan Neer  
City Clerk



Jason Alcala  
Acting City Attorney

Dated: November 26, 2013